



My property is south of Baker Creek and immediately to the east of the property currently in the Oak Ridge Planned Development that Premier Development wishes to transfer to the Pine Ridge Meadows Planned Development. Although my property is inside the McMinnville Urban Growth Boundary, it is not within the City of McMinnville – it is in Yamhill County and is zoned EF-80, an exclusive farm use zone.

Even though the property is within an exclusive farm use zone, I use it mainly for ball fields for family and friends, as it is not realistically farmable because it floods regularly. Most importantly, I do not want the property annexed to the City and I have no intention or desire to develop the property and it will not be developed in my lifetime. Accordingly, I am adamantly opposed to having a road dead-end into my property.

I believe the construction of the road labelled “Pinehurst” on Premier Development’s plans makes no sense; it dead ends at the city limits – and my backyard. It is the definition of a road to nowhere.

The construction of such a road will also destroy valuable wetlands. Wetlands serve many valuable purposes, including improved water quality, flood control, and wildlife and fisheries habitat. Keeping them healthy is critical to maintain clean water and to support wildlife and fish populations. This is recognized in the City’s policies, including the following:

- Planned Development Policy 74.00 – requires planned developments to “Distinctive natural, topographic, and aesthetic features.” Destroying over one-third of the natural wetlands on the site does not “retain” the natural wetland features. The fact that the state allows mitigation of this destruction elsewhere does not affect whether the applicant has met this standard.
- Planned Development Policy 80.00 – requires the preservation of “distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales” to the extent feasible. It is feasible to preserve all of the wetlands on the site and that should be done.
- Streets Policy 118.00(1) – requires roads to be designed to have “minimal adverse effects on . . . natural features of the land.” Destroying one-third of

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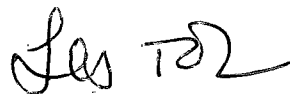
the wetlands on the property is not a “minimal” effect on the natural wetland and, again, mitigation elsewhere does not make up for the destruction of this land.

Beyond the destruction of the wetland, placing the roadway and additional homes on the wetlands will almost certainly have significant impacts to my property. When the wetlands are destroyed, that water will have to go somewhere else and that somewhere else will almost certainly include my property. Although my fields regularly flood, my house does not, at this point. When the wetlands are replaced by upland, including a road that will act as a dike, it will funnel the water from the wetlands onto my field and likely into my home. I can assure you that I will look to the city for any flooding that I suffer.

Moreover, I am very concerned by what I have heard regarding Pinehurst Drive. I understand that the City’s Planning Director has indicated that the proposed new section of Pinehurst Drive would be connected to the currently existing Pinehurst Drive sometime in the next 5-7 years. I can tell you, as the current owner of the property that would be required to connect those two roadways, that it will not happen. As I stated above, I have no intent to develop my property and this connection simply will not happen.

In conclusion, I ask you to stop and consider the impact your actions will have on my property. Would you want a brand new dike destroying wetlands and causing additional flooding built next door to you? Would you like a brand new road dead ending into your backyard? I urge you to deny the application of Premier Development or, at least, require the elimination of the new road in the wetland.

Very truly yours,

A handwritten signature in black ink, appearing to read "Les Toth". The signature is written in a cursive, somewhat stylized font.

Leslie Toth

cc: City Manager